

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19116 - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER: DAVIDSON INVESTMENT REAL ESTATE, LP

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (VAR-19297) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/19/07, except as amended by conditions herein.
4. A Waiver from 19.10.010 is hereby approved, to allow five parking lot islands and five trees where eight islands and eight trees are required.
5. A revised plan elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a screened and covered trash enclosure.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 8 foot high block walls along residential property lines.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
17. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Page Street.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
21. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a one-story 15,119 square foot child care center on a vacant 1.45 acre parcel located at the southwest corner of Bonanza Road and Page Street. A companion Variance (VAR-19297) shall be considered with this request. The proposal will develop upon an underutilized parcel and will benefit surrounding commercial, residential, and educational uses therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/26/98	The City Council approved a request for a Rezoning (Z-0018-98) on property located on the south side of Bonanza Road from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed commercial office and retail center use.
01/04/95	The City Council approved a request for reclassification (Z-0145-94) of property located on the south side of Bonanza Road and the west side of Page Street from R-E (Residences Estates) to C-1 (Limited Commercial) associated with a proposed mini-storage facility.
07/19/95	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-145-94 (1)]for a proposed mini-storage facility located on the southwest corner of Bonanza Road and Page Street.
05/10/90	The Planning Commission approved a request (U-0060-90) for a temporary leasing trailer on property located on the south side of Bonanza Road west of Page Street.
05/18/88	The City Council approved the Reclassification (Z-0020-88) of Property located on the southwest corner of Bonanza Road and Page Street from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed Shopping Center and Theater.
04/14/83	The City Planning Commission approved a request for reclassification (Z-0026-83) of property generally located on the southwest corner of Bonanza Road and Page Street from R-E (Residential Estates) to R-PD21 (Residential Planned District 21 Units Per Acre).
02/22/07	<p>The Planning Commission recommended approval of companion item VAR-19297 concurrently with this application.</p> <p>The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #35/ja).</p>
<i>Related Building Permits/Business Licenses</i>	
None	None

<i>Pre-Application Meeting</i>	
12/28/06	A Pre-application meeting was held with the applicant. Planning staff advised the applicant that the proposal is permissible use in the C-1 (Limited Commercial) Zone and the potential need for a Waiver of required parking lot landscaping. Building and Safety Department staff informed the project requires a safe and accessible access route to the street.
<i>Neighborhood Meeting</i>	
A Neighborhood meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.44 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Commercial	GC (General Commercial)	R-E (Residential Estates)
West	Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	213	Y
Min. Setbacks			
• Front	20	124	Y
• Side	10	18	Y
• Corner	15	15	Y
• Rear	20	11	N

Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	24 percent	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Screened and Covered	Screened and Covered	Y
Mech. Equipment	Screened	Yes	Y

Pursuant to Title 19.12.040, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces 1 island/6 spaces	8 Trees 8 islands = 8 Trees	3 Trees 5 islands and 5 Trees	N
Buffer: Min. Trees	<ul style="list-style-type: none"> 1 Trees/20 Linear Feet (adjacent to residential) 	<ul style="list-style-type: none"> 14 Trees (South Prop. Line) 10 (West Prop. Line) 	18 Trees	Y
			12 Trees	Y
	<ul style="list-style-type: none"> 1 Trees/30 Linear Feet (Adjacent to commercial or industrial) 	<ul style="list-style-type: none"> 6 Trees (East Prop. Line) 8 Trees (North Prop. Line) 	7 Trees	Y
			14 Trees	Y
TOTAL		54	59	Y
Min. Zone Width	15 Feet (adjacent to Right-of-Way) 8 Feet (along interior lot lines)		15 Feet 8 Feet	Y
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
	15,119 sf	1 space/st aff member + 1 space for every 10 children	26 staff 23 children	2	50	2	Y
SubTotal							
TOTAL			49		50		Y
Loading Spaces			1		1		Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Parking lot landscaping	1 landscaped island for every 6 spaces and 1 Tree for every 6 spaces	Approve

ANALYSIS

The project proposes the construction of child care center, play areas, parking lot, and associated landscape and hardscape improvements. Enrollment at the center is projected to be 232 children ranging from infant age to school age children, and 26 staff members.

- General Plan and Zoning

The project site is designated in the General Plan for SC (Service Commercial) use and the underlying zone is classified as Limited Commercial (C-1) consistent with the SC category. The Child Care Center is a permitted use within the C-1 Zone and is subject to the Conditional Use Regulations. Existing land uses surrounding the project site include multi-family residential to the south and west, and commercial to the north and east.

- Site Plan

The project site plan depicts the construction of a one-story 15,199 square foot child care center on a vacant 1.45 acre parcel. Vehicular access to the project site will be provided on Page Street. A companion Variance (VAR-19297) application shall be considered to allow encroachment into the rear yard setback.

- Elevations

The proposed single level structure will be 23 feet tall at the highest point of the building primary entryway with the top of the majority of the structure at 17 feet. The building will be constructed utilizing a Dryvit system with sand finish and painted with natural tones with desert accents.

- Floorplan

The project floorplan will comprise of classrooms, office, restroom, lounge and kitchen space, and associated storage.

- Parking

Per Title 19 Child Care Center parking requirements are 1 space for each staff member and 1 space for each 10 children. The project as proposed provides adequate parking as 50 parking spaces (49 are required) are depicted on the site plan. One loading space will be provided as well.

- Landscaping

Parking lot landscaping does not meet Title 19 standards for commercial uses as the proposal lacks the required parking lot islands and associated trees. A 3,038 square foot play area will be situated along the northern property line and a 12,022 square foot play area will be constructed along the southern property line adjacent to the existing multi-family residential use. Both play areas will be screened and the requirement to increase the existing 6 foot wall to a height of 8 feet along the southern property line consistent with the Conditional Use Regulations for Child Care Centers, will be incorporated into the proposal as a project condition.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed project will complement adjacent development as educational institutions, commercial, and multi-family residential uses are located within the project area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The project conforms to the General Plan and Title 19. A condition will be incorporated into the project to ensure compliance with residential screening requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate vehicular access will be made via Page Street and no significant vehicle trips will be generated from implementation of the proposal.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building exterior in combination with the proposed landscape improvements will result in an improvement upon an undeveloped dirt lot.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The contemporary architectural design will assist in upgrading this area of the city and potentially the maintenance of existing surrounding structures.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The project requires compliance with the Conditional Use Regulations including residential screening in accordance with Title 19.04 for Child Care Centers. Human Health and Public Safety will not be degraded as a result of the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 10

SENATE DISTRICT 3

NOTICES MAILED 458 by Planning Department

APPROVALS 0

PROTESTS 0